

CITY COUNCIL - PRE-MEETING 6:30 P.M. TO 7:00 P.M.

Natchitoches City Council will have a pre-council meeting beginning at 6:30 p.m. and ending at 7:00 p.m. to discuss any non-agenda items. The City Council meeting will begin promptly at 7:00 p.m. on the second and fourth Monday of each month and will be reserved to only items on the Agenda. The public is invited to both the pre-council meetings and council meetings with the understanding that items not on the agenda will not be discussed at the scheduled council meetings, but the public is welcome to discuss any topic at the pre-council meetings.

NATCHITOCHES CITY COUCIL MEETING

November 22, 2010

7:00 P.M.

A G E N D A

1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **READING AND APPROVAL OF THE MINUTES OF NOVEMBER 8, 2010**
5. **HERO OF THE MONTH Sergeant– Kyle Scott – Joe Evans, Jaycees**
6. **PRESENTATION OF NATCHITOCHES CHRISTMAS ANGELS**

| | |
|--------------|-----------------------------|
| Pre-K | Haylee Pearl Tousek |
| Kindergarten | Aubrie Roge' |
| First Grade | Bailee Nichole Hoover-Scott |
| Second Grade | Carlie Brace Bumgardner |
| Third Grade | Ragan Jade Hale |
| Fourth Grade | Lyndee Litton |
| Fifth Grade | Katelyn Elizabeth Yopp |
| Sixth Grade | Hannah Fannin |
| Eighth Grade | Sidney Thomas |
7. **BIDS – OPEN:**
#108 McCain Resolution Authorizing the Mayor to OPEN Bids for Five (5) Relay Panels for the Dixie Street Substation (Bid No. 0507)
Committee: Pat Jones, Edd Lee, Larry Payne, Bryan Wimberly
8. **PLANNING & ZONING – FINAL:**
#057 Payne Ordinance Amending Ordinance No. 64 Of 2001 By Changing Zoning Classification Of Property Described As Follows:

Lot 10 of Peoples Subdivision, Less The West 111.3 Feet As Shown On A Plat In Conveyance Book 419, Page 358 From B-3 To An Additional B-A Zoning
(Application by Binh Than-Tran (Captain John's, 1230 Washington Street)
- #058 Nielsen** Ordinance Amending Ordinance No. 64 Of 2001 By Changing Zoning Classification Of Property Described As Follows:

Lot 11 Of East Broadmoor Subdivision Unit #2, Less 499.9 Square Feet To The Highway Department From B-3 To Additional B-A Zoning To Authorize The Sale Of Beverages Of High And Low Alcoholic Content For Consumption On Premises
(Application by Rodolfo Vargas, 123 South Drive, El Nopal Restaurant)

- #059 Morrow** Ordinance Amending Ordinance No. 64 Of 2001 By Changing Zoning Classification Of Property Described As Follows:
- 4.445 Acre Tract Of Land Situated In Section 74 And 75, Township 9 North, Range 7 West And On The South Side Of Fairgrounds Road, As Shown On A Plat By Jack E. Farmer, P.L.S. From RMH-P Residential Mobile Home Park To B-3 Commercial, To Develop A Recreational Vehicle Park
(Application by Apex Land, Access Off South Side Of Fairgrounds Road)

9. **ORDINANCES – FINAL:**

- #060 Nielsen** Ordinance Authorizing The Mayor Of The City Of Natchitoches, Wayne McCullen, To Execute A Cash Sale Deed For The Purchase Of A Tract Located On Harry Drive, Bearing Municipal Address Of 106 Harry Drive, Natchitoches, Louisiana, From John L. Jones And Debra Ann H. Jones For The Consideration Of Fifty-Five Thousand Dollars, To Provide For Advertising, And A Savings Clause

- #061 McCain** Ordinance Authorizing The Mayor Of The City Of Natchitoches, Louisiana, To Enter Into A Cooperative Endeavor Agreement With The Natchitoches Parish Communications District Whereby The City Of Natchitoches Will Provide Office Space To The Natchitoches Parish Communications District In Exchange For Services That The Natchitoches Parish Communications District Provides To The Citizens Of The City And Parish Of Natchitoches, Louisiana

10. **MOTION TO ADD RESOLUTION # 109**

11. **RESOLUTION:**

- #109 Payne** Resolution Authorizing the Mayor, Wayne McCullen, to Sign a Letter of Intent with Hospitality Consultants, L.L.C. of New Orleans, Louisiana, for the Development of a Downtown Hotel

12. **REPORTS:**

Pat Jones – Financial Report

13. **PUBLIC NOTICE:**

City of Natchitoches offices will be closed:
Thursday, November 25 and Friday, November 26 for Thanksgiving

14. **ADJOURNMENT**

NOTICE TO THE PUBLIC

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact the City Clerk's Office at (318) 352-2772 describing the assistance that is necessary.

If you wish to address the Council, please complete the "Request to Address City Council" form located on the entrance table.

**PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF NATCHITOCHES, STATE OF LOUISIANA,
REGULAR MEETING HELD ON
MONDAY, NOVEMBER 22, 2010, AT SEVEN O'CLOCK, (7:00) P.M.**

The City Council of the City of Natchitoches met in legal and regular session at the Natchitoches Arts Center, 716 Second Street, Natchitoches, Louisiana on Monday, November 22, 2010, at 7:00 p.m.

There were present: Councilmen; Jack McCain, Larry Payne, Dale Nielsen and Councilwoman Sylvia Morrow

Absent: Councilman Don Mims, Jr.

The Mayor welcomed those in attendance and on the internet and stated that the City will have the kick-off for the 84th anniversary of the Natchitoches Christmas Festival on December 4th and said that he anticipated a great festival this year.

The Mayor asked everyone to rise for the Invocation given by Mr. Michael Braxton, Director of Public Works, followed by the Pledge of Allegiance lead by Councilman Larry Payne.

The Mayor then called for the reading of the Minutes. Mr. McCain made a motion to approve and dispense with and the Reading of the Minutes, and Mr. Payne seconded the motion. The roll call vote was as follows:

| | |
|----------------|--|
| AYES: | McCain, Morrow, Payne, Nielsen, |
| NAYES: | None |
| ABSENT: | Mims |

The Mayor declared the Motion as PASSED.

The Mayor then introduced Mr. Joe Evans with the Natchitoches Area Jaycees. Mr. Evans thanked the City Council for support and provided information about Jaycees and the Hero of the Month, Sergeant Kyle Scott. Mr. Evans presented Sgt. Scott and his family with a gift package donated by various businesses. The Mayor then awarded Sergeant Scott's family with a plaque designating him as Hero of the Month and thanked him for his service.

The Mayor then introduced Lindsey Maggio, sponsor of the Natchitoches Christmas Angels pageant and presented plaques to the Christmas Angels, Haylee Tousek, Aubrie Roge, Bailee Hoover-Scott, Carlie Bumgardner, Ragan Hale, Lyndee Litton, Katelyn Yopp, Hannah Fannin and Sydney Thomas.

The following Resolution was Introduced by Mr. McCain and Seconded by Mr. Payne as follows, to-wit:

RESOLUTION NO. 108 OF 2010

**A RESOLUTION AUTHORIZING THE MAYOR TO
OPEN BIDS FOR FIVE (5) RELAY PANELS FOR THE
DIXIE STREET SUBSTATION**

(BID NO. 0507)

WHEREAS, the City wishes to open the bids for the purchase of five (5) relay panels for the Dixie Street Substation (Bid No. 0507); and

WHEREAS, this bid was advertised in the *Natchitoches Times* on October 29, November 5 and 12, 2010 in accordance with law; and

WHEREAS, the following committee members were appointed to review the bids received: Pat Jones, Edd Lee, Larry Payne, Bryan Wimberly.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Natchitoches, in legal session convened, that the Honorable Wayne McCullen, Mayor, be and is hereby authorized, empowered and directed to open bids for the purchase of five (5) relay panels for the Dixie Street Substation (Bid No. 0507).

This Resolution was then presented for a vote, and the vote was recorded as follows:

| | |
|-----------------|---------------------------------------|
| AYES: | McCain, Payne, Nielsen, Morrow |
| NAYS: | None |
| ABSENT: | Mims |
| ABSTAIN: | None |

THEREUPON, Mayor Wayne McCullen, declared the Resolution passed by a vote of 4 ayes to 0 nays, this the 22nd day of November, 2010.


WAYNE McCULLEN, MAYOR

Mr. Ed Lee opened the bids for five (5) relay panels for the Dixie Street Substation, bid 0507, as follows:

| | | |
|----|--|--------------|
| 1) | Harlow Corporation Grandville, Michigan | \$ 51,412.00 |
| 2) | I.C.E. Sales and Service Des Allemands, Louisiana | \$135,900.00 |
| 3) | Point 8 Power Belle Chasse, Louisiana | \$ 75,248.00 |
| 4) | RSI Global Harvey, Louisiana | \$ 64,889.00 |
| 5) | Triad Control Systems Baton Rouge, Louisiana | \$179,220.00 |

A committee was appointed to evaluate the bids and report back at the next Council meeting consisting of:

Mr. Pat Jones, Director of Finance
Mr. Edd Lee, Director of Purchasing
Councilman Larry Payne
Bryan Wimberly

The following Ordinance was Introduced by Mr. Payne and Seconded by Mr. Nielsen as follows, to-wit:

ORDINANCE NO. 057 OF 2010

AN ORDINANCE AMENDING ORDINANCE NO. 64 OF 2001 BY CHANGING ZONING CLASSIFICATION OF PROPERTY DESCRIBED AS FOLLOWS:

**LOT 10 OF PEOPLES SUBDIVISION, LESS THE WEST 111.3 FEET
AS SHOWN ON A PLAT IN CONVEYANCE BOOK 419, PAGE 358
FROM B-3 TO AN ADDITIONAL B-A ZONING TO SELL BEVERAGES OF LOW
ALCOHOLIC CONTENT FOR CONSUMPTION ON PREMISE**

(1230 WASHINGTON STREET)

WHEREAS, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of November 2, 2010 that the application of **Binh Than-Tran (Captain John's)** to rezone the property described above from B-3 to an additional B-A zoning to sell beverages of low alcoholic content for consumption on premise (1230 Washington Street), be **APPROVED**.

The above Ordinance having been duly advertised in accordance with law and a public hearing had on same, was put to a vote by the Mayor and the vote was recorded as follows:

| | |
|-----------------|---------------------------------------|
| AYES: | Payne, Nielsen, McCain, Morrow |
| NAYS: | None |
| ABSENT: | Mims |
| ABSTAIN: | None |

THEREUPON, the Mayor declared the Ordinance **PASSED** this 22nd day of November, 2010 by a vote of 4 ayes to 0 nays.


WAYNE McCULLEN, MAYOR

Delivered to the Mayor on the 23rd day of November, 2010 at 10:00 A.M.

The following Ordinance was Introduced by Mr. Nielsen, Seconded by Mr. Payne, as follows, to-wit:

ORDINANCE NO. 058 OF 2010

AN ORDINANCE AMENDING ORDINANCE NO. 64 OF 2001 BY CHANGING ZONING CLASSIFICATION OF PROPERTY DESCRIBED AS FOLLOWS:

LOT 11 OF EAST BROADMOOR SUBDIVISION UNIT #2, LESS 499.9 SQUARE FEET TO THE HIGHWAY DEPARTMENT FROM B-3 TO ADDITIONAL B-A ZONING TO AUTHORIZE THE SALE OF BEVERAGES OF HIGH AND LOW ALCOHOLIC CONTENT FOR CONSUMPTION ON PREMISES

(123 SOUTH DRIVE, EL NOPAL RESTAURANT)

WHEREAS, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of November 2, 2010 that the application of **Rodolfo Vargas** to rezone the property described above from B-3 to additional B-A zoning to sell beverages of high and low alcoholic content for consumption on premise (El Nopal Restaurant, 123 South Drive), be **APPROVED**.

The above Ordinance having been duly advertised in accordance with law and a public hearing had on same, was put to a vote by the Mayor and the vote was recorded as follows:

AYES: Nielsen, Payne, McCain, Morrow
NAYS: None
ABSENT: Mims
ABSTAIN: None

THEREUPON, the Mayor declared the Ordinance **PASSED** this 22nd day of November, 2010 by a vote of 4 ayes to 0 nays.


WAYNE McCULLEN, MAYOR

Delivered to the Mayor on the 23rd day of November, 2010 at 10:00 A.M.

To: Mayor Wayne McCullen and Natchitoches
City Council.

11-22-10

Please accept this request to
withdraw our request to subdivide
and rezone the following 4.445 acres
tract of land situated in section
74 & 75, T9N-R7W and on the
south side of Fairgrounds Rd,
as shown on a plat by Jack E Farmer,
P.L.S. (Access off south side of Fairgrounds Rd.)

Thank you,

Dan Parrish
Apex Land

Withdraw

ORDINANCE NO. 059 OF 2010

AN ORDINANCE AMENDING ORDINANCE NO. 64 OF 2001 BY CHANGING ZONING CLASSIFICATION OF PROPERTY DESCRIBED AS FOLLOWS:

**4.445 ACRE TRACT OF LAND SITUATED IN SECTION 74 AND 75,
TOWNSHIP 9 NORTH, RANGE 7 WEST AND ON THE SOUTH SIDE OF
FAIRGROUNDS ROAD, AS SHOWN ON A PLAT BY JACK E. FARMER, P.L.S.
FROM RMH-P RESIDENTIAL MOBILE HOME PARK TO B-3 COMMERCIAL
TO DEVELOP A RECREATIONAL VEHICLE PARK**

**ACCESS OFF SOUTH SIDE OF FAIRGROUNDS ROAD
(APPEX LAND)**

WHEREAS, the Planning Commission of the City of Natchitoches, State of Louisiana, has recommended at their meeting of November 3, 2010 that the application of **Appex Land** to rezone the property described above from RMH-P Residential Mobile Home Park to B-3 Commercial to develop a recreational vehicle park (access off south side of Fairgrounds Road), be **APPROVED**.

The following Ordinance was Introduced by Mr. Nielsen and Seconded by Mr. Payne as follows, to-wit:

ORDINANCE NUMBER 060 OF 2010

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHES, WAYNE MCCULLEN, TO EXECUTE A CASH SALE DEED FOR THE PURCHASE OF A TRACT LOCATED ON HARRY DRIVE, BEARING MUNICIPAL ADDRESS OF 106 HARRY DRIVE, NATCHITOCHES, LOUISIANA, FROM JOHN L. JONES AND DEBRA ANN H. JONES FOR THE CONSIDERATION OF FIFTY-FIVE THOUSAND DOLLARS, TO PROVIDE FOR ADVERTISING, AND A SAVINGS CLAUSE

WHEREAS, the City of Natchitoches, Louisiana, (sometimes hereinafter City) is in the process of attempting to locate and improve an additional exit from Town South Subdivision and Pan Am Subdivision which can be utilized if the current exits are blocked; and

WHEREAS FURTHER, Town South Subdivision and Pan Am Subdivision are located West of a railroad right of way and each subdivision only has one point of entrance which crosses the railroad right of way; and

WHEREAS FURTHER, there is currently no public right of way that provides a connection between Town South Subdivision and Pan Am Subdivision; and

WHEREAS FURTHER, in order for the additional exit to be utilized by both subdivisions, ground must be located and acquired for the placement of a right of way to connect the two subdivisions; and

WHEREAS FURTHER, if economically feasible, the City Council desires to assist the citizens of Town South Subdivision and Pan Am Subdivision and provide for an exit that would allow emergency responders access to the subdivisions in the event that the access across the railroad right of way were blocked; and

WHEREAS FURTHER, there is a tract of land, owned by John L. Jones and Debra Ann H. Jones bearing municipal address of 106 Harry Drive, which tract of land could be used to provide a connection between Pan Am Subdivision and Town South Subdivision; and

WHEREAS FURTHER, the owners of the property located at 106 Harry Drive, John L. Jones and Debra Ann H. Jones, granted an Option to Purchase the property in favor of the City of Natchitoches, Louisiana; and

WHEREAS FURTHER, the terms of the Option provided that the City of Natchitoches could not exercise the option until July 1, 2011; however, John L. Jones and Debra Ann H. Jones have contacted the City and indicated that they are willing to convey the property sooner; and

WHEREAS FURTHER, the Mayor and City Council have studied the matter and have concluded that it is in the best interest of the CITY, its citizens, and the general public to acquire the property to provide for interconnection between Pan Am Subdivision and Town South Subdivision; and

WHEREAS FURTHER, the City Council of the City of Natchitoches desires to purchase the tract of land located at 106 Harry Drive, from John L. Jones and Debra Ann H. Jones; and

WHEREAS FURTHER, the City Council of the City of Natchitoches is of the opinion that it is in the interest of the City to purchase of the tract of land and desires to authorize Mayor Wayne McCullen to execute a deed and all associated documents; and

WHEREAS FURTHER, the authority granted herein is conditioned upon the City of Natchitoches receiving an appraisal from a certified appraiser, reflecting a value of at least Fifty-Five Thousand and no/100 (\$55,000.00) dollars, and

WHEREAS FURTHER, the Mayor and City Council take cognizance of the fact that the tract of land bearing municipal address of 106 Harry Drive, is situated so that a connection for traffic could be developed between Town South Subdivision and Pan Am Subdivision, and can be utilized by the City for public purposes, and whereas if the tract of land bearing municipal address of 106 Harry Drive can be acquired for the total appraised value or less than the total appraised value, then in that event the Council deems it to be in the best interest of the **CITY** to so acquire the property; and

WHEREAS FURTHER, the Mayor and City Council have studied the matter and have concluded that the acquisition of the tract of land bearing municipal address of 106 Harry Drive would be in the best interest of the **CITY**, its citizens, and the general public; and

NOW THEREFORE BE IT ORDAINED by the City Council in regular session convened as follows:

I. That the Honorable Mayor, Wayne McCullen, be and he is hereby authorized and empowered to execute a Cash Sale Deed on behalf of the **CITY**, all in accordance with the general terms and conditions set forth in this Ordinance. The said Mayor is hereby given full and complete authority to incorporate in said instrument such terms, conditions, and agreements as may be necessary to protect the interest of the **CITY** in substantial compliance with the general terms and conditions set forth in this Ordinance.

II. That the City Council hereby requires that an appraisal be undertaken and that the authority granted herein is conditioned upon the tract of land bearing municipal address of 106 Harry Drive having a total appraised value of \$55,000.00, or more, and that upon receipt of a satisfactory appraisal, that the City will pay \$55,000.00.

III. That the Mayor be and he is hereby authorized to have all of the necessary legal documents and instruments prepared at once and that this transaction be closed as soon as this Ordinance is final.

IV. That if any part of this Ordinance is for any reason held to be unconstitutional or invalid, by a Court of competent Jurisdiction, such decision shall not effect the validity of the remaining portions of this Ordinance, and the invalidity shall be limited to that specific portion so declared to be invalid.

V. That this Ordinance shall go into effect immediately after publication according to law.

VI. That all Ordinances in conflict herewith are hereby repealed.

VII. That this Ordinance be advertised in accordance with law.

VIII. That this Ordinance be declared **INTRODUCED** at a Special Meeting of the City Council on this the 12th day of November, 2010, and that a public hearing be called for at the next regular meeting of the City Council which will be held on November 22, 2010.

The above Ordinance having been duly advertised in accordance with law and a public hearing had on same, was put to a vote and the vote was recorded as follows:

AYES: **Nielsen, Payne, McCain, Morrow**
NAYS: **None**
ABSENT: **Mims**
ABSTAIN: **None**

THEREUPON, the Mayor declared the Ordinance **PASSED** this 22nd day of November, 2010 by a vote of 4 ayes to 0 nays.


WAYNE McCULLEN, MAYOR

Delivered to the Mayor on the 23rd day of November, 2010 at 10:00 A.M.

The following Ordinance was Introduced by Mr. McCain and Seconded by Mr. Payne as follows, to-wit:

ORDINANCE NO. 061 OF 2010

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHES, LOUISIANA, TO ENTER INTO A COOPERATIVE ENDEAVOR AGREEMENT WITH THE NATCHITOCHES PARISH COMMUNICATIONS DISTRICT WHEREBY THE CITY OF NATCHITOCHES WILL PROVIDE OFFICE SPACE TO THE NATCHITOCHES PARISH COMMUNICATIONS DISTRICT IN EXCHANGE FOR SERVICES THAT THE NATCHITOCHES PARISH COMMUNICATIONS DISTRICT PROVIDES TO THE CITIZENS OF THE CITY AND PARISH OF NATCHITOCHES, LOUISIANA

WHEREAS, the Natchitoches Parish Communications District (sometimes hereinafter referred to as "District") is a political subdivision of the State of Louisiana, created pursuant to the provisions of Louisiana Revised Statutes 33:9101, et seq.; and

WHEREAS FURTHER, pursuant to the enabling statute (specifically R.S. 33:9102) the District is charged with providing a simplified means of procuring emergency services to help provide quick and efficient response to emergency calls throughout the jurisdiction of the District, which includes all of Natchitoches Parish; and

WHEREAS FURTHER, to fulfill this purpose, the District provides equipment and staff for a 911 call center, which is currently housed by the Sheriff of the Parish of Natchitoches, Louisiana, but will soon be located in a separate 911 center; and

WHEREAS FURTHER, in addition to the 911 call center, the District has recently purchased and installed a storm warning system that includes seven towers and sirens in the City of Natchitoches, Louisiana; and

WHEREAS FURTHER, the 911 call center and the storm warning system help provide for the safety and welfare of the citizens of the City of Natchitoches, Louisiana, (sometimes hereinafter referred to as "City"), and the City Council of the City of Natchitoches acknowledges that the 911 call center helps enable law enforcement and public safety agencies to decrease response time and improve effectiveness, and that the storm warning system provides the citizens notice of approaching storms, all of which helps provide for the safety and welfare of the citizens of the City of Natchitoches, Louisiana; and

WHEREAS FURTHER, the District has recently hired a full time coordinator and has need of office space to accommodate the coordinator until such time that the 911 center is ready for occupancy; and

WHEREAS FURTHER, due to recent relocation of various Departments, the City has office space available in the Natchitoches Arts Center located at 716 Second Street, (sometimes hereinafter referred to as "Arts Center") which space is currently not being used and which the City can make available for use by the District; and

WHEREAS FURTHER, the District intends to use the office space to assist it in its mission of providing a simplified means of procuring emergency services to help provide quick and efficient response to emergency calls and providing storm warning; and

WHEREAS FURTHER, the City Council of the City of Natchitoches is of the opinion that providing office space for the coordinator for the District would be of benefit to the City of Natchitoches and would assist the City in providing for the health, safety and welfare of the citizens of the City and Parish of Natchitoches, Louisiana; and

WHEREAS FURTHER, the City has offered space within the Arts Center located at 716 Second Street under other terms as more fully set forth in the attached Cooperative Agreement; and

WHEREAS FURTHER, under the general law and the Home Rule Charter of the City of Natchitoches, the City has the right, power, and authority to promote, protect, and preserve the general welfare, safety, health, peace and good order of the City; and

WHEREAS FURTHER, the City Council of the City of Natchitoches is of the opinion that providing office space to the District and that the use of the office space by the District will promote the health, safety and welfare of the citizens of the City and Parish of Natchitoches, Louisiana; and

WHEREAS FURTHER, the City Council of the City of Natchitoches desires to enter into a Cooperative Endeavor Agreement with the Natchitoches Parish Communications District for the use of office space within the Arts Center located at 716 Second Street Lane by the coordinator of the Natchitoches Parish Communications District under the terms and conditions set forth on the attached Cooperative Endeavor Agreement; and

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Natchitoches, Louisiana, that the Mayor of the City of Natchitoches, Wayne McCullen is hereby authorized to execute the attached Cooperative Endeavor Agreement with the Natchitoches Parish Communications District for the use of office space within the Arts Center located at 716 Second Street.

BE IT FURTHER ORDAINED that the terms of the Cooperative Endeavor Agreement, attached hereto, are approved and accepted by the City Council of the City of Natchitoches, Louisiana.

This Ordinance was introduced on the 12 day of November, 2010 and duly advertised in accordance with law and a public hearing had on same, was put to a vote and the vote was recorded as follows:

| | |
|-----------------|-------------------------------|
| AYES: | Payne, Nielsen, Morrow |
| NAYS: | None |
| ABSENT: | Mims |
| ABSTAIN: | McCain |

THEREUPON, the Mayor declared the Ordinance **PASSED** this 22nd day of November, 2010 by a vote of 4 ayes to 0 nays.


WAYNE McCULLEN, MAYOR

Delivered to the Mayor on the 23rd day of November, 2010 at 10:00 A.M.

Ms. Morrow asked Mr. McCain if he could give an estimated start date on the building.

Mr. McCain stated that it would be hard to estimate a specific time but once they signed the agreement they have two years to have the building under construction and that they intended to sign the agreement in the very near future.

Ms. Morrow asked who the new Director would be and if he was a local person.

Mr. McCain stated that it is Willis Carter and he is from Minden, Louisiana.

Mr. Ed Crayton asked what the Natchitoches Parish Communication District was?

Mr. McCain stated that that was the 911 system for the Parish of Natchitoches.

Mr. Nielsen made a motion that Resolution #109 be added to the agenda. The motion was seconded by Mr. McCain.

The motion was then presented for a vote, and the vote was recorded as follows:

| | |
|---------|--------------------------------|
| AYES: | Nielsen, McCain, Morrow, Payne |
| NAYES: | None |
| ABSENT: | Mims |

The Mayor declared the motion as PASSED.

The following Resolution was Introduced by Ms. Morrow and Seconded by Mr. Payne as follows, to-wit:

RESOLUTION NUMBER 109 OF 2010

A RESOLUTION AUTHORIZING THE MAYOR, WAYNE MCCULLEN TO SIGN A LETTER OF INTENT WITH HOSPITALITY CONSULTANTS, L.L.C. OF NEW ORLEANS, LOUISIANA FOR THE DEVELOPMENT OF A DOWNTOWN HOTEL

WHEREAS, THE City of Natchitoches (City) is desirous of developing a downtown hotel project to support the Natchitoches Events Center, the Louisiana Sports Hall of Fame Museum and the National Landmark District; and

WHEREAS, the City of Natchitoches authorized PKF Consulting of Houston, Texas to prepare a feasibility study for the downtown hotel project; and

WHEREAS, the City of Natchitoches authorized PKF Consulting to prepare a Request for Proposals (RFP) soliciting a development entity to build a downtown hotel project; and

WHEREAS, the firm of Hospitality Consultants, Inc. of New Orleans submitted a proposal that was deemed to be the most responsive proposal and met the requirements of the RFP; and

WHEREAS, at the recommendation of PKF Consulting, the City of Natchitoches desires to enter into a Letter of Intent with Hospitality Consultants, Inc. of New Orleans for the development of a downtown hotel project.

NOW, THEREFORE, BE IT RESOLVED in regular session convened, Mayor Wayne McCullen is hereby authorized, empowered and directed to sign a letter of Intent with Hospitality Consultants, Inc. of New Orleans for the development of the downtown hotel project.

This Resolution was put to a vote and the vote thereon was recorded as follows:

| | |
|-----------------|---------------------------------------|
| AYES: | Morrow, Payne, Nielsen, McCain |
| NAYS: | None |
| ABSENT: | Mims |
| ABSTAIN: | None |

THEREUPON, Mayor Wayne McCullen declared the Resolution passed by a vote of 4 ayes to 0 nays, this the 22th day of November, 2010.


WAYNE MCCULLEN, MAYOR

COUNCIL LETTER
CITY OF NATCHITOCHES
November 21, 2010

AGENDA ITEM: Letter of Intent for the management of the Natchitoches Events Center and disposition of city owned land for a hotel development.

BACKGROUND: The City of Natchitoches presented a RFP requesting proposals for the management of the Events Center and development of a hotel directly across the street on property that the city owns. After reviewing the proposals that were submitted, the City Council has elected to pursue the proposal submitted by Hospitality Consultants, Inc of New Orleans. The City Council has agreed to give Hospitality Consultants, Inc. a minimum of one-hundred twenty (120) days for an additional due diligence period, with additional time, at the sole approval of the Mayor, to finalize all contracts that the Mayor agrees are necessary and/or desirable. In addition, the City Council directs the Mayor, the City Attorney and such other consultants deemed necessary or desirable by the Mayor to draft a formal management contract for the Events Center and a contract that will permit the acquisition, construction and installation of the hotel on City owned land to be presented to the City Council for final approval and/or ratification.

The City of Natchitoches intends to provide to Hospitality Consultants Inc.:

- 1) Assistance in the form of (i) a tax increment financing using additional sales and hotel occupancy taxes, (ii) a reimbursement arrangement that will invest additional sales and hotel occupancy taxes, (iii) property tax increase abatement or reductions, and/or property on which the hotel will be constructed in an aggregate amount not exceeding the maximum amount permitted by law or the determined development deficiency, if any.
- 2) Provide a survey and soil boring report for the site of the Hotel.
- 3) Provide the most recent appraisal of the city owned hotel site.
- 4) Upon execution of a formal contract obligating the construction of the hotel on the City owned hotel site, transfer the hotel site to Hospitality Consultants, Inc.
- 5) Other incentives that may be needed because of the cost excavating and site preparation to build a 120 room hotel with parking, in order for the project to be economically feasible.

The Mayor stated that they have gone through the RFP process and that they have chosen Hospitality Consultants to start the negotiating process.

Mr. Mark Begnaud, counsel for Kaffie Frederick, Jan Frederick, Em Horton and Frederick Building Partnership stated that the property owners are excited about the project and look forward to working with them.

Mrs. Shawna Straub, Assistant Director of Finance, presented the Financial Report. Mrs. Straub stated 42% of the year has elapsed and 36% of the budgeted annual revenue had been received as of October 31st due to the timing of ad valorem receipts. She stated that expenses were at 40% so the departments within the general fund had maintained their costs. In the utility fund, 44% of the budgeted annual revenue had been received, 42% of expenses had been incurred and they were right on target. In the sales tax collections, the revenue by month was 7.73% as compared to October of last year and the sales tax collections revenue year-to-date was up 2.57% from the same time period last year. She stated that vehicle sales were up and the local economy was very strong. She went on to say that they are just now wrapping up the 2010 audit and it will be completed on November 30th.

Mr. Ed Crayton asked a question but was inaudible (away from the microphone).

The Mayor stated that there was a mercy clause that stated if the temperature fell below freezing, no utilities would be cut off. He said that they negotiate and try to maintain customer service. Ms. Morrow stated that Connie worked well with them with the citizens and it depends on the case and they try to help all they can.

Mr. McCain stated that Mr. Crayton's concerns may be misdirected in the winter time because most of the homes in Natchitoches were heated with natural gas.

Mr. Andrew Nieman asked if the mercy clause prevented the electricity from coming off or did it also restore the electricity if the temperature goes below freezing.

Mr. Bryan Wimberly stated that it does not restore the electricity. He stated that if the electricity has been cut off it will remain off until they make arrangements but if they see the temperature drop that all disconnect activities from that point are suspended until the temperature goes back to a warming state.

Mayor McCullen then announced that the City of Natchitoches offices will be closed Thursday, November 25 and Friday, November the 26 for Thanksgiving.

Ms. Morrow commented to the Chief of Police that she is concerned about the corner of Berry and MLK.

Mr. Payne stated that that house was closed.

Ms. Morrow stated that although it was closed up they were still having large gatherings of people in the yard and she is asking that he do whatever he has to do to get them off of the lot.

Mr. Payne stated that they started on that over a month ago and got them to close the boarding house. He stated that one of the biggest problems is that people go on properties where the police can't come and it creates problems. He went on to say that he would speak up for the Chief because the problem has gotten better.

Ms. Morrow stated that she was not speaking of the rooming house that she was speaking of the house on the corner of MLK.

Ms. Fowler stated that Mr. Jackson had demolished one house and they have been inspected the work on the larger house. She said that their building inspector had been going there and making reports of the work that he is doing on the interior. Mr. Jackson asked that he be allowed to finish one house and they are monitoring what he is doing and they will continue to do so.

CURRENT MONTH

| TOTAL | (OVER) | UNREALIZED | PERCENT |
|----------|-----------|------------|---------------------------|
| BUDGET | UNDER | YTD | ENCUM- AVAILABLE RECEIVED |
| 10/11 FY | BUDGET *1 | ACTUAL | BRANCES BALANCE EXPENSED |

EXPENDITURES

DEPARTMENT:

| | | | | | | | | |
|--------------------------|-----------|---------|---------|------------|-----------|--------|-----------|--------|
| CITY HALL / FINANCE | 512,155 | 42,680 | 38,053 | 4,626.14 | 138,390 | 13,095 | 360,670 | 29.58% |
| COMMUNITY DEVELOPMENT | 541,745 | 45,145 | 51,358 | (6,213.06) | 164,189 | 3,103 | 374,453 | 30.88% |
| PLANNING & ZONING | 182,395 | 15,200 | 13,122 | 2,077.57 | 51,516 | 41 | 130,838 | 28.27% |
| FIRE DEPARTMENT | 2,549,960 | 212,497 | 201,208 | 11,288.99 | 761,684 | 1,051 | 1,787,225 | 29.91% |
| POLICE DEPARTMENT | 3,973,470 | 331,123 | 310,043 | 21,079.32 | 1,186,535 | 6,027 | 2,780,908 | 30.01% |
| ANIMAL SHELTER | 153,932 | 12,828 | 7,820 | 5,008.12 | 32,426 | 278 | 121,228 | 21.25% |
| PURCHASING | 309,799 | 25,817 | 20,013 | 5,803.86 | 78,808 | 1,023 | 229,968 | 25.77% |
| CITY GARAGE | 209,307 | 17,442 | 23,929 | (6,486.62) | 62,621 | 105 | 146,581 | 29.97% |
| RECREATION *2 | 868,791 | 72,399 | 60,127 | 12,271.88 | 330,687 | 3,086 | 535,018 | 38.42% |
| PUBLIC WORKS | 1,414,923 | 117,910 | 102,295 | 15,615.49 | 418,975 | 4,924 | 991,024 | 29.96% |
| INDIRECT EXPENSE | 2,252,088 | 187,674 | 104,938 | 82,735.64 | 891,121 | 9,129 | 1,351,838 | 39.97% |
| PROGRAMMING & PROMOTIONS | 195,211 | 16,268 | 19,292 | (3,024.19) | 54,923 | | 140,288 | 28.14% |

FOOTNOTES:

*1 - 1/12th OF TOTAL BUDGET

*2 - SEASONAL ACTIVITY

% BUDGET YEAR ELAPSED

33%

% BUDGET EXPENDED

32%

CITY OF NATCHITOCHES
UTILITY (PROPRIETARY) FUND BUDGET REPORT
AS OF SEPTEMBER 30, 2010

| | CURRENT MONTH | | | | YEAR TO DATE | | | |
|------------------------|---------------|-----------|-----------|-----------|--------------|-----------|--------------|---------|
| | TOTAL | | (OVER) | | | | UNREALIZED / | PERCENT |
| | BUDGET | MONTHLY | UNDER | YTD | ENCUM- | AVAILABLE | RECEIVED/ | |
| | 10/11 FY | BUDGET *1 | BUDGET | ACTUAL | BRANCES | BALANCE | EXPENSED | |
| REVENUE | 39,899,271 | 3,324,939 | 3,833,623 | 508,684 | 14,048,177 | | 25,851,094 | 35.21% |
| EXPENDITURES | | | | | | | | |
| DEPARTMENT: | | | | | | | | |
| UTILITY ADMINISTRATION | 335,651 | 27,971 | 19,733 | 8,238 | 75,775 | 1,090 | 258,786 | 22.90% |
| WATER | 1,768,839 | 147,403 | 171,476 | (24,073) | 604,427 | 18,412 | 1,146,000 | 35.21% |
| SEWER | 1,389,432 | 115,786 | 95,901 | 19,885 | 395,980 | 31,541 | 961,911 | 30.77% |
| ELECTRIC | 26,998,787 | 2,249,899 | 2,762,219 | (512,320) | 7,703,547 | 2,112,466 | 17,182,774 | 36.36% |
| UTILITY BILLING | 915,606 | 76,301 | 129,835 | (53,535) | 310,946 | 1,035 | 603,625 | 34.07% |
| INDIRECT | 8,490,956 | 707,580 | 553,621 | 153,959 | 2,981,051 | | 5,509,905 | 35.11% |
| TOTAL UTILITY FUND | 39,899,271 | 3,324,939 | 3,732,785 | (407,846) | 12,071,726 | 2,164,544 | 25,663,002 | 35.68% |

FOOTNOTES:

*1 - 1/12th OF TOTAL BUDGET

| | |
|-----------------------|-----|
| % BUDGET YEAR ELAPSED | 33% |
| % BUDGET EXPENDED | 36% |

CITY OF NATCHITOCHES
GENERAL FUND BUDGET REPORT
AS OF OCTOBER 31, 2010

| | CURRENT MONTH | | | | YEAR TO DATE | | | |
|--------------------------|---------------|-----------|-----------|--------------|--------------|-------------------|------------|-----------------------|
| | TOTAL | MONTHLY | | (OVER) | | | UNREALIZED | PERCENT |
| | BUDGET | BUDGET *1 | ACTUAL | UNDER | YTD | ENCUM- BRANCES | AVAILABLE | RECEIVED/ EXPENSED |
| | 10/11 FY | | | BUDGET | ACTUAL | | BALANCE | |
| REVENUE | 13,163,776 | 1,096,981 | 710,144 | (386,837.64) | 4,675,988 | | 8,487,788 | 35.52% |
| EXPENDITURES | | | | | | | | |
| DEPARTMENT: | | | | | | | | |
| CITY HALL / FINANCE | 512,155 | 42,680 | 52,042 | (9,362.44) | 190,432 | 24,407 | 297,316 | 41.95% |
| COMMUNITY DEVELOPMENT | 541,745 | 45,145 | 49,417 | (4,271.96) | 213,624 | 3,878 | 324,243 | 40.15% |
| PLANNING & ZONING | 182,395 | 15,200 | 12,910 | 2,289.88 | 64,426 | 41 | 117,928 | 35.34% |
| FIRE DEPARTMENT | 2,549,960 | 212,497 | 195,638 | 16,858.82 | 957,322 | 1,698 | 1,590,940 | 37.61% |
| POLICE DEPARTMENT | 3,973,470 | 331,123 | 318,185 | 12,937.10 | 1,504,720 | 8,599 | 2,460,151 | 38.09% |
| ANIMAL SHELTER | 153,932 | 12,828 | 12,251 | 576.38 | 44,677 | 278 | 108,977 | 29.20% |
| PURCHASING | 309,799 | 25,817 | 20,498 | 5,318.21 | 99,307 | 153 | 210,339 | 32.10% |
| CITY GARAGE | 209,307 | 17,442 | 16,599 | 843.60 | 79,219 | 1,417 | 128,671 | 38.53% |
| RECREATION *2 | 868,791 | 72,399 | 79,028 | (6,628.56) | 409,715 | 7,404 | 451,672 | 48.01% |
| PUBLIC WORKS | 1,414,923 | 117,910 | 116,848 | 1,062.36 | 535,823 | 1,508 | 877,592 | 37.98% |
| INDIRECT EXPENSE | 2,252,088 | 187,674 | 125,600 | 62,073.80 | 1,016,704 | 15,845 | 1,219,539 | 45.85% |
| PROGRAMMING & PROMOTIONS | 195,211 | 16,268 | 17,856 | (1,587.92) | 72,778 | 0 | 122,433 | 37.28% |
| TOTAL GENERAL FUND | 13,163,776 | 1,096,981 | 1,016,872 | 80,109.27 | 5,188,747 | 65,228 | 7,909,801 | 39.91% |

FOOTNOTES:

*1 - 1/12th OF TOTAL BUDGET

*2 - SEASONAL ACTIVITY

% BUDGET YEAR ELAPSED

% BUDGET EXPENDED

42%
40%

CITY OF NATCHITOCHEES
UTILITY (PROPRIETARY) FUND BUDGET REPORT
AS OF OCTOBER 31, 2010

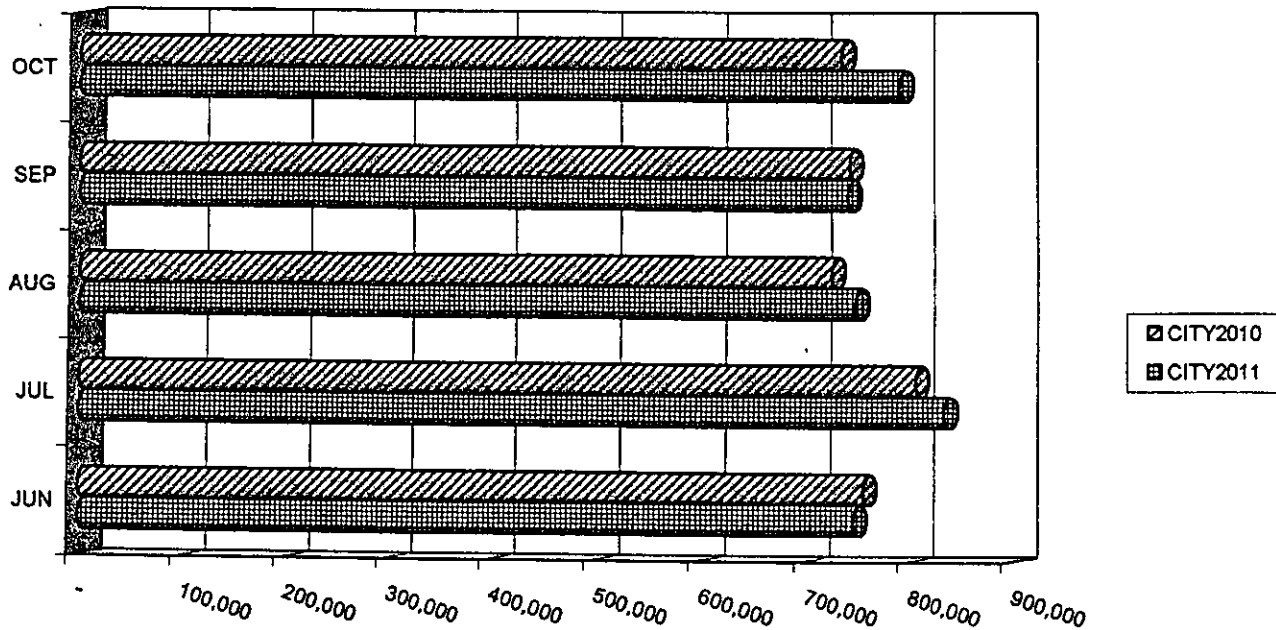
| | CURRENT MONTH | | | | YEAR TO DATE | | | |
|------------------------|-----------------|------------------|---------------|---------------|----------------|----------------|-----------------|--|
| | TOTAL | | (OVER) | | UNREALIZED / | PERCENT | | |
| | BUDGET | MONTHLY | UNDER | YTD | ENCUM- | AVAILABLE | RECEIVED/ | |
| | <u>10/11 FY</u> | <u>BUDGET *1</u> | <u>ACTUAL</u> | <u>BUDGET</u> | <u>BRANCES</u> | <u>BALANCE</u> | <u>EXPENSED</u> | |
| REVENUE | 39,899,271 | 3,324,939 | 3,527,404 | 202,464.94 | 17,575,581 | 22,323,690 | 44.05% | |
| EXPENDITURES | | | | | | | | |
| DEPARTMENT: | | | | | | | | |
| UTILITY ADMINISTRATION | 335,651 | 27,971 | 21,475 | 6,495.86 | 97,250 | 467 | 237,934 | |
| WATER | 1,768,839 | 147,403 | 159,108 | (11,704.58) | 763,535 | 7,500 | 997,804 | |
| SEWER | 1,389,432 | 115,786 | 131,664 | (15,878.17) | 527,644 | 4,647 | 857,141 | |
| ELECTRIC | 26,998,787 | 2,249,899 | 2,268,899 | (19,000.32) | 9,972,446 | 1,620,672 | 15,405,669 | |
| UTILITY BILLING/IT | 915,606 | 76,301 | 61,485 | 14,815.07 | 372,432 | 1,214 | 541,961 | |
| INDIRECT | 8,490,956 | 707,580 | 538,048 | 169,532.00 | 3,519,099 | 3,300 | 4,968,557 | |
| TOTAL UTILITY FUND | 39,899,271 | 3,324,939 | 3,180,679 | 144,259.85 | 15,252,405 | 1,637,800 | 23,009,065 | |
| | | | | | | | 42.33% | |

FOOTNOTES:

*1 - 1/12th OF TOTAL BUDGET

| | |
|-----------------------|-----|
| % BUDGET YEAR ELAPSED | 42% |
| % BUDGET EXPENDED | 42% |

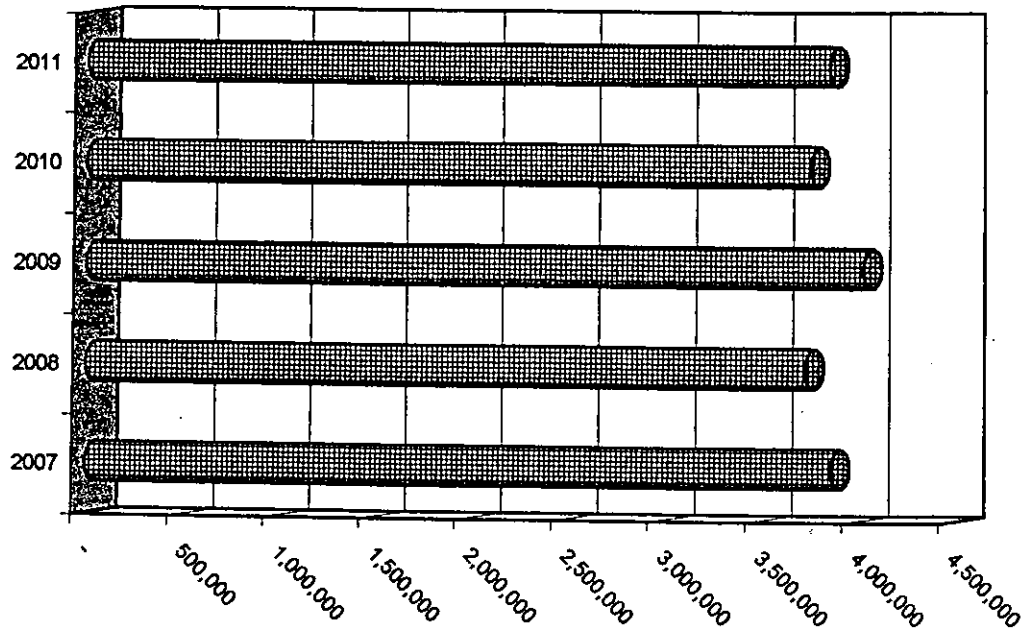
CITY OF NATCHITOCHES FISCAL YEAR SALES TAX COLLECTIONS



REVENUE BY MONTHS

| PERIOD | 2006-2007 | 2007-2008 | 2008-2009 | 2009-2010 | 2010-2011 | DIFF 10/11 | DIFF % |
|--------|-----------|-----------|-----------|-----------|-----------|------------|--------|
| JUN | 683,469 | 693,346 | 821,444 | 754,700 | 745,293 | (9,407) | -1.25% |
| JUL | 1,014,779 | 839,047 | 841,099 | 805,871 | 833,927 | 28,056 | 3.48% |
| AUG | 682,175 | 690,531 | 758,211 | 723,797 | 747,034 | 23,237 | 3.21% |
| SEP | 737,227 | 739,716 | 791,864 | 741,017 | 739,153 | (1,864) | -0.25% |
| OCT | 749,522 | 769,740 | 818,505 | 733,485 | 790,155 | 56,670 | 7.73% |

CITY OF NATCHITOCHES FISCAL YEAR SALES TAX COLLECTIONS



REVENUE YEAR TO DATE

| PERIOD | 2006-2007 | 2007-2008 | 2008-2009 | 2009-2010 | 2010-2011 | DIFF 10/11 | DIFF % |
|--------|-----------|-----------|-----------|-----------|-----------|------------|--------|
| JUN | 683,469 | 693,346 | 821,444 | 754,700 | 745,293 | (9,407) | -1.25% |
| JUL | 1,698,248 | 1,532,393 | 1,662,543 | 1,560,571 | 1,579,220 | 18,649 | 1.20% |
| AUG | 2,380,423 | 2,222,924 | 2,420,754 | 2,284,368 | 2,326,254 | 41,886 | 1.83% |
| SEP | 3,117,650 | 2,962,640 | 3,212,618 | 3,025,385 | 3,065,407 | 40,022 | 1.32% |
| OCT | 3,867,172 | 3,732,380 | 4,031,123 | 3,758,870 | 3,855,562 | 96,692 | 2.57% |

Other conversation was had away from a microphone between Ms. Fowler and a citizen.

Mr. Nielsen made a motion to adjourn the meeting, Mr. McCain seconded the motion, and the meeting was adjourned at 7:45.


MAYOR WAYNE McCULLEN


MAYOR PRO TEMPORE